

# THE BUZZ

May/June  
2023



# WOODLAKE FOREST IV HOA

9619 ½ Bayou Brook St.  
Houston, TX 77063

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## Community meeting on parking



Over the last three years, much energy has been expended on the parking issues that continue to have an impact on the residents of WFIV. A standing committee for streets and parking was formed, vehicle registration for residents commenced, and a temporary parking permitting process was instituted. This standing committee of your neighbors, along with the Board, has helped deliver parking improvements. While these improvements have been positive, the current process is highly labor intensive, and other challenges remain.

With that in mind, your Board is asking the WFIV community to come together on Monday evening, June 12, for an open discussion about what has transpired to date, where we are now, and what might be appropriate next steps for continued and sustainable improvement for parking in the neighborhood. We are hopeful, with your input, we can find suitable solutions that will benefit the residents in WFIV.

**Please mark your calendars:**

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**Monday, June 12, 2023, 7:00 PM to 8:30 PM.  
Memorial Drive Presbyterian Church  
amphitheater**

**For our HOA forms, use the links below**

[Landscaping](#) • [Tree Trimming](#) • [Architecture](#) • [Vehicle Registration Sticker](#)

*For additional questions contact*

*Landscaping: [tlmconn@gmail.com](mailto:tlmconn@gmail.com), Architecture: [rgreichle@gmail.com](mailto:rgreichle@gmail.com)*



## A very wet spring walk-through

Finally, Houston weather seems to be returning to “normal” after a very soggy Spring! After some weather delays, a walk-through was completed with only a few sprinkles interfering.

Not surprisingly, by far the number one issue in our neighborhood was an excess of mold and mildew covering areas of wood siding, brick walls, and, yes, even glass windows in some cases! With our drier summer weather pattern returning, now is the time for all of us to tackle the mold and mildew issue on each of our houses. Remember, not only is this problem unsightly, both mold and mildew are living organisms that spread and grow and will cause paint, exposed wood, and even mortar to fail. In today’s economic environment, repairs can become very costly.

There are many products available at local home improvement centers that can eliminate mold and mildew for the season. Many of these are extremely environmentally friendly. There are also homemade natural recipes available online. But remember, never use caustic substances (like bleach) full strength. Doing so will cause paint to fade (or fail!) and plants and vegetation to die.

And don’t forget to have your gutters inspected and cleaned out. Not only did we have enormous amounts of rain this Spring, we also had some of the worst oak and tree pollen on record clogging our gutters - as well as our sinuses!



## Meet your new volunteer!

Thomas W. Hibbert, Jr. will be working with Margie Plotkin, Trustee of Pool and Tennis Courts. Thomas is a native Houstonian, attended Houston private schools, and received his BS in Technology from Texas State and the University of Houston. He was National Sales Manager for Baker Hughes and is currently a Partner at Saltmine Investments. He is a Certified WSI (Water Safety Instructor) as well as instructor for tennis rules and etiquette. He has lived in WFIV for 8 years and enjoys cycling, guitar, and keeping fit. Feel free to get in touch with him, as well as Margie Plotkin, about any pool or tennis court matters.

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## WFIV bird watching & coyote alert



Alert--Recently, a coyote has been seen on camera on Bayou Brook. The coyote's dinner is visible in one of the images. Be aware and stay safe, especially if you have small pets.

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A pair of eagles has been spotted several times by neighbors on early morning walks. They perch at the top of a tree at the bayou end of Longmont near Gessner. Keep your eyes peeled for them. They are such magnificent birds!

Also spotted at this time of year of male and female cardinals in their annual mating ritual, squirrels chasing each other, and mourning doves returning to last year's nests. Please spend some time strolling in our beautiful neighborhood. And say hello to your walking/strolling neighbors!

## Summer dates for your calendar



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**June 12, 7:00 pm**

***WFIV Parking Meeting & Open Discussion***

Memorial Dr. Presbyterian Church  
Amphitheater

**July 11, 6:30 pm**

***HOA Board Meeting***

General WFIV Board business

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**June 13, 6:30 pm**

***HOA Board Meeting***

General WFIV Board business

**August 8, 6:30 pm**

***HOA Board Meeting***

General WFIV Board business

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## Trees and mulch



In response to a flyer sent to all residents concerning tree trimming needs, landscaping received over 60 tree trimming requests! Terry McConn, Trustee, along with our landscaping contractor, reviewed each situation to prioritize the work, noting which are critical at this point. The work has commenced, and it is anticipated that the work will be completed mid-summer. All requests are being entertained, but some non-critical trimming may have to wait for a later review and schedule.

Mulching has also begun. WFIV is very proud of its beautiful flowers, shrubs, trees, and grass, but it takes a lot of mulching to retain as much moisture as possible in the beds during our hot Houston summers. WFIV has a huge commitment to mulching all the community areas as well as many beds along our streets that fall under the community purview. Please be patient as the landscaping crew, along with their trucks and trailers, makes its way around the neighborhood carrying out this task.

## Additional dates to note



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**September 12, 2023-6:30 pm**

***HOA Board Meeting***

--General WFIV Board business

**TBA September 2023-WFIV Community**

***Heavy Trash Pickup***

--Items out by 8:00 am--

**October 10, 2023-6:30 pm**

***HOA Board Meeting***

--General WFIV Board business--

**October 22, 2023-4:30 pm, Pool**

***WFIV Annual Pool Party***

--Pot luck annual party--

**November 9, 2023-7:00 pm, Memorial Dr. Presbyterian Church  
Amphitheater**

***HOA Annual Meeting***

--Election of HOA Board; other WFIV Board business--

**December 12, 2023-6:30 pm**

***HOA Board Meeting***

--General WFIV Board business--

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## **Our Security Trustee at work: Flock Safety, lights audit, and more**

### **Flock Safety**

A March 31, 2023, article in the *Houston Chronicle* stated that Flock Safety moved into the Houston area four years ago: “Now, Flock Safety has close to 3,000 cameras installed across the greater Houston area.” You can read more about how Flock Safety cameras helped solve the murder of an Alief ISD teacher earlier this year. Below is recent activity we’ve experienced in our own community.

Example 1: A resident reported to the Security Trustee that there was a suspicious vehicle on Bayou Brook. The Trustee saw the license plate number on Flock Safety, verified that it was not a resident’s vehicle), and then monitored its disappearance from the neighborhood via the cameras.

Example 2: A resident reported to the Security Trustee that a vehicle had followed her for several blocks into the WFIV neighborhood. Wisely, the resident did not park in front of her home and made the call to the Trustee. The Trustee reviewed data on Flock Safety which showed several vehicles entering WFIV during the time in question. The Trustee again worked with the Chair of the Parking Committee to determine which were vehicles of residents and which were not, and they were able to determine the specific information of the vehicle that was following the WFIV resident. This information was then given to the resident for follow-up with the police.

Example 3: A homeowner reported to the Board that a vehicle with the same driver continued to park in front of her home on one of the private Longmont streets several times a week for months. The driver seemed to be observing a home or homes and making notes. They took a picture of the vehicle and license plate. Not surprisingly, the driver left. This episode is currently being processed by both the Security Trustee and the Chair of the Parking Committee.

These are situations in which the Security Trustee, using Flock Safety, and the Chair of the Parking Committee, using the WFIV vehicle registration database, worked together to assess and provide important information for follow-up actions.

### **Lights audit**

1. The March lights audit showed that about 94% of the residents were complying with the outside front and back lights being on from dusk to dawn.
2. The April lights audit showed a slight increase to 95% compliance.
3. Letters will be sent to those not in compliance reminding them of the importance of turning on their front and back lights between dusk and dawn.

### **Additional security issues**

1. A seemingly abandoned vehicle was parked near the park at the Doliver circle. Checks were made through the WFIV vehicle registration system, and it was found not to be a WFIV resident's vehicle. The Security Trustee informed the City of Houston ("COH") about the vehicle, and the COH put a citation on it. That action apparently cued the owner (not a WFIV resident) and the vehicle moved.
2. An apparently homeless person was sleeping on the bench in the WFIV park near the Doliver circle. A call to the Security Trustee was made, but the person had left shortly after being observed.

All these examples point to every resident of WFIV being involved in the safety of our neighborhood. Please don't assume it's not important. The Board has put into place several security measures for our benefit: Flock cameras, registration of vehicles, the lights audit, and a system for informing the City of Houston as well as our residents so that appropriate actions can be taken.

Additionally, keep the City of Houston's non-emergency number to the Police Department handy: 713-884-3131. Call this number if you need assistance with situations like those described above.

Kudos to all!





## **Please take care of our pool!**

### Pool key

Are you giving your pool key to non-residents for them to use our pool? It has been observed (and reported) that there have been several instances where groups of people have congregated at the pool—and none of them live in our WFIV community. While it is certainly fun to invite guests to swim with you when you are there, it is not acceptable to give your key to visitors who do not live here if you are not in attendance.

The WFIV Board is aware of residents using metal instruments and wooden sticks to pry open the pool gate lever to gain access to the pool without using their pool key. This activity is not acceptable. If you see anyone doing this, please notify immediately Margie Plotkin, your Pool & Tennis Court Trustee, or Thomas Hibbert. Both are listed in the WFIV Directory.

Every homeowner can have a pool key. If you do not have a key, contact Kim Lee Richards at [wlfivhoconnections@gmail.com](mailto:wlfivhoconnections@gmail.com) to request one.

### Rocks in the pool

Are you or your guests playing games that end up with rocks in our pool? Not only is this a misuse of the community property, but it is also damaging to the surface of the pool basin. Our pool is an amenity that we all want to enjoy. If you see anyone mistreating our WFIV property in this manner, please contact Margie Plotkin, the Trustee over Pool & Tennis Courts, immediately.

### Garbage left by the pool

Are you leaving bags of garbage outside the pool gate? If you are entertaining in the pool area, you are responsible for taking care of your own trash. The WFIV Board provides two trash cans for your convenience. If these trash cans are full, you are encouraged to take your trash home and place it in your own trash can for pick-up on the next trash day. Please do not leave your trash outside the pool gate on Bayou Brook Street for animals to tear open, scattering trash and leftover food around, and for other residents to pick up after you.

**BOARD OF TRUSTEES**

**PRESIDENT**

*John Williams*

**VP / TREASURER**

*Ellen LeBlanc*

**SECRETARY**

*Dorothy Thompson*

**ARCHITECTURE**

*John Harrison*

**GOVERNANCE**

*Jessica Forsdick*

**LANDSCAPING**

*Terry McConn*

**PARKING & STREETS**

*Debbie Biagioli*

**POOL & TENNIS COURTS**

*Margie Plotkin*

**SECURITY • LIGHTS •**

**TRASH COLLECTION**

*Kimberly Thompson*

**VOLUNTEERS**

**ADMINISTRATIVE**

**ASSISTANT/ POOL KEYS**

*Kim Lee Richards*

**BLOCK CAPTAIN**

**COORDINATOR**

*Diana Howie*

**RESALE CERTIFICATES**

*Barbara Stanley*

**THE BUZZ**

*Leona Urbish, Pat Cavanagh*

**WFCA WFIV**

**REPRESENTATIVE**

*Jana Gunter*

<b>Woodlake Forest IV Homeowners Association, Inc.</b>			
<b>Maintenance Fund</b>			
<b>Statement of Revenue and Expenses</b>			
<b>As of April 30, 2023</b>			
		<b>2023 Final</b>	
		<b>Budget</b>	<b>Difference</b>
<b>OPERATING REVENUE</b>			
Annual Homeowners Fee	\$ 564,167	\$ 570,000	\$ 5,833
Annual Homeowners Late Fee	\$ 1,300	\$ 450	\$ (850)
Annual Homeowners Interest Due	\$ 234	\$ 200	\$ (34)
Resales Certificates & Transfer Fees	\$ 900	\$ 1,500	\$ 600
Reserve Fund Contributions	\$ 6,700	\$ -	\$ (6,700)
Other Income (Pool Keys, etc.)	\$ 380	\$ -	\$ (380)
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 573,681</b>	<b>\$ 572,150</b>	<b>\$ (1,531)</b>
<b>OPERATING EXPENSES</b>			
Landscaping	\$ 68,002	\$ 269,000	\$ 200,998
Tree Fund	\$ -	\$ -	\$ -
Utilities	\$ 15,407	\$ 69,632	\$ 54,225
Parking & Streets	\$ 250	\$ 11,000	\$ 10,750
Pool & Tennis Court	\$ 4,762	\$ 16,540	\$ 11,778
Security & Lights	\$ 7,360	\$ 9,850	\$ 2,490
Special Projects	\$ 20,772	\$ 49,212	\$ 28,440
Administration	\$ 2,105	\$ 10,572	\$ 8,467
Professional Services	\$ 5,863	\$ 52,600	\$ 46,737
Woodlake Forest Community Association	\$ 14,820	\$ 14,820	\$ -
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 139,341</b>	<b>\$ 503,226</b>	<b>\$ 363,885</b>
<b>MAINTENANCE FUND ENDING BALANCE</b>			
<b>HELD @ CHASE AS OF APRIL 30, 2023</b>	<b>\$ 434,340</b>		
<b>Reserve Fund @ Chase Bank</b>			
<b>as of April 30, 2023</b>			
<b>Beginning Balance</b>	<b>\$ 40,802</b>	<b>\$ 40,802</b>	<b>\$ -</b>
Pool Expenditures	\$ 3,950	\$ 3,500	\$ (450)
Curb/Expenditures	\$ -	\$ -	\$ -
Landscaping Enhancements	\$ -	\$ 35,000	\$ 35,000
Lighting	\$ -	\$ -	\$ -
<b>RESERVE FUND @ CHASE</b>	<b>\$ 36,852</b>	<b>\$ 79,302</b>	<b>\$ 34,550</b>
<b>MAINTENANCE AND RESERVE FUNDS ENDING</b>			
<b>BALANCE @ CHASE AS OF</b>			
<b>APRIL 30, 2023</b>	<b>\$ 471,192</b>	<b>\$ 582,528</b>	

<b>Woodlake Forest IV Homeowners Association, Inc.</b>	
<b>Total Reserve Fund as of April 30, 2023</b>	
JP Morgan Chase	\$ 36,852
Cadence Bank	\$ 226,011
<b>TOTAL RESERVE FUND</b>	<b>\$ 262,863</b>
<b>Reserve Fund as a percentage of 2023 Annual</b>	
<b>Maintenance Fees</b>	<b>46%</b>